



City of **Edwardsville**

Third Oldest City in Illinois

Economic/Community Development
Walter D. Williams, Director

September 22, 2017

Mr. Jeff Bezos
Chief Executive Officer, Amazon
2121 7th Avenue
Seattle Washington 98121

Mr. Bezos:

The City of Edwardsville's proposal for Amazon is valued at \$2,733.28/employee. Total incentive package comes to \$136,664,082. This proposal represents the combined incentives from our development partners including the State of Illinois, Madison County, Madison County Employment and Training, and Ameren Illinois Electric Services. The value of our incentives package represents our best conservative estimate on the scope of your proposed investment. As we learn more about your headquarters project, we anticipate the value of our proposal to increase.

The City of Edwardsville recognizes and appreciates the 1,460,000 square feet Amazon currently occupies in our community with the creation of more than 2,000 jobs. We feel that the City of Edwardsville has an advantage—Amazon has dealt successfully with us in the past and we expect that relationship to flourish and build upon past successes. We hope you feel the same.

Pin Oaks Plaza

This 100-acre-plus site is located at State Route 143 and Interstate 55. The site is ideal for headquarters development, hotel, and retail development. The developers for this site have already secured a nationally recognized hotel chain. The property is currently zoned B-2, Commercial Business District. Drone footage can be viewed at <https://youtu.be/8reAN3V-9sl>.

The advantages of this site are:

- Significant incentive program and low operating cost
- Ample, available, skilled workforce
- Blue-chip occupants and momentum for growth in Edwardsville's Corporate Centre
- Excellent interstate highway infrastructure and connectivity
- Great commercial frontage
- Excellent ingress/egress
- High traffic counts (over 30,000 cars per day on Interstate 55)
- 20 minutes from St. Louis

The city's transportation plan includes a connection between State Route 143 and Goshen Road. Naturally these plans will be expedited once we learn that Edwardsville has made Amazon's

short list of sites. In addition, there is a planned trailhead from this property to the existing Ronald Foster Trail to the south.

Adjacent to this property is the City of Edwardsville's recently approved 83-acre sports park. Phase I for all site grading, water, sewer, related utility infrastructure, as well as roadway access design is in progress. When completed, this site will consist of 8 youth softball/baseball fields, 12 pickleball courts, 6 multipurpose rectangular fields, 4 high school size baseball fields, perimeter walking/running trails, and a field house.

Land Acquisition Cost

Pangea Development Company, Helms Property, and the City of Edwardsville are owners of the land being proposed for Amazon's HQ2 project. The land can be purchased for \$3.50/square foot.

Infrastructure Connections/Improvements

The city, county, and state will construct an intersection at State Route 143 as entrance to this site. In addition, funds will be allocated to complete the construction of the through street and bike trail connection. Total estimated cost is \$2.6M.

Permitting Process

This project will most likely be submitted as a planned unit development (PUD). Based on the city's previous experience working with Amazon's architects, construction managers, and tradesmen, the city will expedite the approval process whenever possible. Normally, the PUD process takes 45 – 60 days. Our planned unit development process is the proper method of moving a project of this magnitude forward. See enclosed chart for PUD site plan process.

City Government

The City of Edwardsville is a home rule unit of local government under the Illinois Constitution. Under the home rule provision, the City of Edwardsville may exercise any power and perform any function pertaining to its government and affairs. Edwardsville is divided into seven wards. In addition to the seven aldermanic seats, there are three other elected positions: the Mayor, City Clerk, and City Treasurer. The Mayor and Aldermen are often identified as the corporate authorities.

Sincerely,



Walter D. Williams, EDFP, MBA
Economic/Community Development Director